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HAMILTON REGION

The Jamesville housing redevelopment will now feature 120 affordable rental apartments – eventually

By **Matthew Van Dongen** Spectator Reporter
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A heavily scrutinized redevelopment of the city-owned Jamesville social housing complex will now include up to 120 affordable rental apartments managed by Indwell.

But a move-in date for the long-awaited downtown housing project is likely still four years away.

The ward councillor, Jason Farr, celebrated the growing footprint of “affordable, supportive” housing planned for the site even as he acknowledged community impatience over the project. CityHousing Hamilton started [emptying townhouses](#) on the 5.4-acre site near the GO station as far back as 2015.



“We still have 91 townhouses boarded up, and folks are pointing to these units and asking why we have them boarded up during a housing crisis. I get it,” Farr said. But the councillor added those buildings might already have been knocked down if not for COVID-related project delays.

The social housing agency said this week it is poised to finalize the land sale and redevelopment agreement with a private consortium headed by Marz Homes. Farr expressed hope that means demolition will begin “sooner rather than later.”



An agency report notes project “complexities” and negotiations slowed by the COVID pandemic. A move-in date for 46 planned new subsidized housing units is now pegged for 2024.

Overall, the plan for the land is a “mixed-income community” that includes 360 market-rent units or condos in stacked townhouses, 46 subsidized units managed by CityHousing and up to 120 affordable, “supportive” units in buildings run by Indwell. That’s more than twice the minimum set by CityHousing for affordable units in the overall development.



The Christian supportive housing agency teamed up with the building consortium because it believes more affordable housing is “definitely needed” in the downtown and North End, said Indwell’s Graham Cubitt.

Indwell expects to charge between \$500 and \$1,000 per month for apartments that will range in size from one to three bedrooms. Around 20 per cent of the units will be “barrier-free” – think lower counters and wheelchair-accessible showers. On-site staff support will be available for tenants with special needs.

Indwell opened another [supportive-housing apartment](#) at 500 James St. N in partnership with Hughson Street Baptist Church earlier this year.

